



# Town of Trophy Club

1 Trophy Wood Drive  
Trophy Club, Texas 76262

## Meeting Agenda

### Planning & Zoning Commission

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Thursday, July 2, 2020

7:00 PM

Council Chambers

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#### CALL TO ORDER AND ANNOUNCE A QUORUM

#### CITIZEN PRESENTATIONS

*Citizens are allowed four (4) minutes to address the Board regarding an item over which the Board has policy or oversight authority as provided by Texas law, the ethics order, or other policy order.*

#### REGULAR SESSION

##### 2020-187-T

##### **Case PD-20-001 (The Trails)**

- A. Conduct a Public Hearing regarding a request to rezone approximately 8.88 acres from R-15, Single-Family Residential district to a PD, Planned Development District to construct 42 detached single-family residential lots located at 2304 and 2344 Trophy Park Dr.
- B. Discussion and recommendation regarding a request to rezone approximately 8.88 acres from R-15, Single-Family Residential district to a PD, Planned Development District to construct 42 detached single-family residential lots located at 2304 and 2344 Trophy Park Dr.

**Attachments:** [PZ Report 7.2.20.pdf](#)  
[Exhibit A - Legal Description.pdf](#)  
[Exhibit B - PD Zoning Standards.pdf](#)  
[Exhibit C - Subdivision Layout.pdf](#)  
[Exhibit D - Landscaping Plan.pdf](#)  
[Exhibit E - Representative Building Elevations.pdf](#)

##### 2020-188-T

Consider and take appropriate action regarding the December 5, 2019 Planning & Zoning Commission minutes.

**Attachments:** [PZMinutes.12.05.19 FINAL.pdf](#)

##### 2020-189-T

Receive Town Planner updates on previous cases heard by the Commission and active development in Town.

#### ADJOURN

**\*THE BOARD MAY CONVENE INTO EXECUTIVE SESSION TO DISCUSS POSTED ITEMS AS ALLOWED BY THE TEXAS OPEN MEETINGS ACT, TEXAS LOCAL GOVERNMENT CODE 551.071.**

**Notice is hereby given that a quorum of the Town Council may be in attendance at this meeting.**

**CERTIFICATION**

**I certify that the above notice was posted on the bulletin board at Trophy Club Town Hall, 1 Trophy Wood Drive, Trophy Club, Texas, on Friday, June 26, 2020 by 5:00 P.M. in accordance with Chapter 551, Texas Government Code.**

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**Julie Smestad**

**If you plan to attend this public meeting and have a disability that requires special needs, please contact the Town Secretary's Office at 682-237-2900, 48 hours in advance and reasonable accommodations will be made to assist you.**

## Legislation Details (With Text)

<b>File #:</b>	2020-187-T	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Agenda Item	<b>Status:</b>		Regular Session	
<b>File created:</b>	6/26/2020	<b>In control:</b>		Planning & Zoning Commission	
<b>On agenda:</b>	7/2/2020	<b>Final action:</b>			
<b>Title:</b>	<p>Case PD-20-001 (The Trails)</p> <p>A. Conduct a Public Hearing regarding a request to rezone approximately 8.88 acres from R-15, Single-Family Residential district to a PD, Planned Development District to construct 42 detached single-family residential lots located at 2304 and 2344 Trophy Park Dr.</p> <p>B. Discussion and recommendation regarding a request to rezone approximately 8.88 acres from R-15, Single-Family Residential district to a PD, Planned Development District to construct 42 detached single-family residential lots located at 2304 and 2344 Trophy Park Dr.</p>				
<b>Attachments:</b>	<p><a href="#">PZ Report 7.2.20.pdf</a></p> <p><a href="#">Exhibit A - Legal Description.pdf</a></p> <p><a href="#">Exhibit B - PD Zoning Standards.pdf</a></p> <p><a href="#">Exhibit C - Subdivision Layout.pdf</a></p> <p><a href="#">Exhibit D - Landscaping Plan.pdf</a></p> <p><a href="#">Exhibit E - Representative Building Elevations.pdf</a></p>				

Date	Ver.	Action By	Action	Result
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### Case PD-20-001 (The Trails)

- A. Conduct a Public Hearing regarding a request to rezone approximately 8.88 acres from R-15, Single-Family Residential district to a PD, Planned Development District to construct 42 detached single-family residential lots located at 2304 and 2344 Trophy Park Dr.
- B. Discussion and recommendation regarding a request to rezone approximately 8.88 acres from R-15, Single-Family Residential district to a PD, Planned Development District to construct 42 detached single-family residential lots located at 2304 and 2344 Trophy Park Dr.

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**To:** Planning & Zoning Commission

**From:** David P. Jones, Acting Town Planner

**CC:** Steve Norwood, Town Manager  
Leticia Vacek, Town Secretary

**Re:** Case PD-20-001  
Planning & Zoning Commission Meeting, July 2, 2020

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**Agenda Item:**

**Case PD-20-001 (The Trails)**

- A. Conduct a Public Hearing regarding a request to rezone approximately 8.88 acres from R-15, Single-Family Residential district to a PD, Planned Development District to construct 42 detached single-family residential lots located at 2304 and 2344 Trophy Park Dr.
- B. Discussion and recommendation regarding a request to rezone approximately 8.88 acres from R-15, Single-Family Residential district to a PD, Planned Development District to construct 42 detached single-family residential lots located at 2304 and 2344 Trophy Park Dr.

**Strategic Link:**

Infrastructure & Development – Foster a business-friendly environment.

**Background and Explanation:**

*Request Overview*

The proposed PD would authorize the construction of 42 detached single-family dwellings on approximately 8.88 acres with a density of 4.73 dwelling units per acre. The property is currently zoned R-15 which allows a minimum lot size of 15,000 square feet and a minimum house size of 2,500 square feet. The applicant is proposing a minimum lot size of 6,000 square feet and a minimum house size of 1,800 square feet. Neighboring properties are zoned PD-27 and PD-29. A comparison table showing the current and requested dimensional standards is included as table 1.

*Surrounding Area*

The area is predominantly single-family residential development along with two parks. The southern portion of the property borders land leased by the city from the Army Corps of Engineers and contains Trophy Club Park and walking trail. Fencing along the Army Corps property will consist of wrought iron.

*Proposed Improvements and Development Standards*

As part of the proposed improvements to the site, the applicant will create a looped 27 foot wide local street section with 50 feet of right-of-way providing direct access to all 42 residential lots. The street will

have two access points to Trophy Park Drive, with the easternmost access point offset from Balmoral Drive approximately 100 feet. Three open space lots are shown parallel to Trophy Park Drive. These lots will contain a six foot masonry screening wall and entry monument feature and trees spaced 30 feet on center along Trophy Park Drive. Individual lots must include a minimum of two trees, one in the front and one in the back. Trees must be a minimum three inches caliper.

**Table 1 – Dimensional Comparison of The Trails with Existing Zoning and Adjacent Zoning**

	<b>Churchill Downs</b> (to east)	<b>Abbey Moor</b> (to west)	<b>The Highlands</b> (to north)	<b>The Trails</b>	<b>R-15 district</b> (Current)
<b>Minimum Lot Size</b>	10,000 square feet	5,250 square feet  Min 65 lots > 6,000 sq ft  Min 30 lots > 7,000 sq ft	8,400 square feet	6,000 square feet	15,000 square feet
<b>Minimum Lot Width</b>	80 feet	50 feet	70 feet	50 feet	90 feet
<b>Minimum Lot Depth</b>	100 feet	100 feet	110 feet	120 feet	120 feet
<b>Density</b>	2.85 dwelling unit/acre	3.5 dwelling unit/acre	1.8 dwelling unit/acre	4.73 dwelling unit/acre	-
<b>Minimum House Size</b>	3,000 square feet	1,800 square feet	1,800 square feet	1,800 square feet	2,500 square feet
<b>Min Front Setback</b>	25 feet	15 feet	25 feet	15 feet	30 feet
<b>Min Garage Setback</b>	50 feet	20 feet	30 feet	20 feet	-
<b>Maximum Lot Coverage</b>	45%	50% (<6,000 square foot lot)  60% (>=6,000 square foot lot)	40%	60%	35%

The PD contains a menu of design features or “architectural enhancements” (Table 2) with a minimum of three features required for each house:

**Table 2 – Required Architectural Enhancements (min. 3 per house)**

Salt Finish driveway	Two carriage / sconce lights on the front of the home
Garage doors with windows	Separated garage doors
Columns	Bay window
Cast stone accents	Covered front porches
Metal roof accents	Two types of masonry materials
Recessed entries	8/12 Primary roof pitch or higher
Transom windows	Variable roof pitches
Shutters	Box windows
Columns flanking garage doors	Eight (8) foot height front doors
Dormers	Decorative Brackets
Decorative garage door hardware	Decorative banding or molding
Decorative overhangs over garages	Eye brow soldier course over garage doors
Herringbone designs	Cedar accents

The PD would allow for front-facing garage doors but with a requirement that the doors be cedar and that a minimum one foot inset be provided from the front of the house to the door. The minimum setback from the street for a garage door is 20 feet while the minimum setback for the front plane of the house is 15 feet. The PD would require home exteriors to be a minimum 80% masonry, which would include brick, stone, cast stone, cementitious siding, and stucco.

The applicant proposes to utilize the existing wood fence along the western boundary of the PD. Internal fences require 6 foot vertical cedar boards and metal posts.

The Zoning Ordinance requires subdivision screening walls to be a minimum 8 feet in height. The applicant requests approval for a 6 foot masonry wall in order to match the existing walls along Abbey Moor and Churchill Downs.

#### *Cell Tower*

An existing antenna support tower is situated at the southeastern corner of the property and is accessed by a gravel driveway from Trophy Park Drive. The proposed PD would dedicate open space and an access easement to the cell tower (Lot 19-X, Block A). The tower enclosure and equipment pedestals would be screened from abutting lots by a proposed masonry wall, though the fencing along the existing driveway would consist of a cedar fence.

#### **Analysis:**

The proposed development presents a lot configuration and housing product that is similar to neighboring developments but with an overall higher density due to a relatively smaller provision of internal open space. Abbey Moor, to the immediate west of the proposed PD, also contains 50 foot lots but achieves a lower density due to open space and easements around the existing gas well. These lots are also part of a larger development within PD-27 featuring a variety of lots that are larger than 50 feet, such as the 70 foot lots in The Highlands north of Trophy Park Drive. Lots within Churchill Downs, to the immediate east, are significantly larger at 80 feet minimum width and 10,000 square feet in size. The density in Churchill Downs is roughly half of that proposed for The Trails (2.85 vs. 4.73.)

In summary, the proposed Planned Development is denser than the surrounding neighborhoods, with smaller lots and shallower setbacks and driveways than the majority of those neighborhoods. It also represents a significant departure from the current zoning of R-15, which requires a minimum lot size over twice as large and nearly twice as wide as the proposed lots.

**Financial Considerations:**

Not applicable.

**Legal Review:**

This item is currently under review by the Town Attorney.

**Staff Recommendation:**

Due to the significant proposed increase in density and reduction in lot size compared to the current zoning, and the disparity between the proposed subdivision and the existing neighborhoods in terms of density, lot sizes, and lot widths, staff recommends denial of the request to rezone approximately 8.88 acres from SF-15, Single-Family Residential district to a PD, Planned Development District to construct 42 detached single-family residential lots located at 2304 and 2344 Trophy Park Dr.

**Attachments:**

- Exhibit A – Legal Description
- Exhibit B – PD Zoning Standards
- Exhibit C – Subdivision Layout
- Exhibit D – Landscaping Plan
- Exhibit E – Representative Building Elevations

**EXHIBIT A  
THE TRAILS  
LEGAL DESCRIPTION**

BEING A TRACT OR PARCEL OF LAND OUT OF THE MARY MEDLIN SURVEY, ABSTRACT NO. 832, IN DENTON COUNTY, TEXAS. AND BEING A PART OF A CERTAIN CALLED 20 ACRE TRACT OF LAND WHICH WAS CONVEYED BY DEED DATED MAY 4 1954, FROM ECONOMY SUPPLY COMPANY, A CORPORATION, TO JOHN S. FOGARTY, RECORDED IN VOLUME 395, PAGE 386, OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL PIN IN THE CENTER LINE OF AN EAST AND WEST PUBLIC ROAD WHOSE WIDTH IS 43 FEET AT THIS POINT, AND BEING THE NORTHWEST CORNER OF THE ABOVEMENTIONED FOGARTY CALLED 20 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF THE MARY MEDLIN SURVEY, ABSTRACT NO.832;

THENCE NORTH 89 DEGREES 44 MINUTES 40 SECONDS EAST ALONG THE NORTH BOUNDARY LINE OF SAID MEDLIN SURVEY AND THE NORTH BOUNDARY LINE OF THE FOGARTY TRACT, 204.25 FEET TO A POINT FOR THE NORTHEAST CORNER OF TRACT HEREIN DESCRIBED;

THENCE SOUTH 708.12 FEET TO A STEEL PIN FOR CORNER AND BEING IN THE SOUTHWESTERLY BOUNDARY LINE OF THE ABOVE MENTIONED FOGARTY TRACT AND IN THE NORTH BOUNDARY LINE OF THE UNITED STATES OF AMERICA GRAPEVINE RESERVOIR TRACT AND BEING NORTH 56 DEGREES 46 MINUTES WEST 45.72 FEET FROM A UNITED STATES OF AMERICA CONCRETE MONUMENT;

THENCE NORTH 56 DEGREES 46 MINUTES WEST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID FOGARTY CALLED 20 ACRE TRACT, 243.38 FEET TO A UNITED STATES OF AMERICA CONCRETE MONUMENT FOR THE MOST WESTERN SOUTHWEST CORNER OF SAID FOGARTY 20 ACRE TRACT;

THENCE NORTH 00 DEGREES 04 MINUTES WEST ALONG FENCE LINE AND THE WEST BOUNDARY LINE OF SAID FOGARTY 20 ACRE TRACT AND THE WEST BOUNDARY LINE OF THE MARY MEDLIN SURVEY, ABSTRACT NO.832, 573.83 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3 ACRES OF LAND.

SAVE AND EXCEPT: THAT PORTION THEREOF CONVEYED FROM DONNA K. WELSH TO TOWN OF TROPHY CLUB, TEXAS, BY INSTRUMENT DATED 4/11/2008, FILED 4/18/2008, RECORDED IN/UNDER CLERK'S FILE NO. 2008-66667, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

BEING A 5.903 ACRE TRACT OF LAND, BEING SITUATED IN THE COUNTY OF DENTON, STATE OF TEXAS, AND BEING A PART OF A CERTAIN CALLED 20 ACRE TRACT OF LAND WHICH WAS CONVEYED BY DEED DATED MAY 4, 1954, FROM ECONOMY SUPPLY COMPANY, A CORPORATION, TO JOHN S. FOGARTY, AS SHOWN OF RECORD IN VOLUME 395, PAGE 386, OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; BEING OUT OF THE MARY MEDLIN SURVEY, ABSTRACT NO. 832, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE NORTH LINE OF THE MARY MEDLIN SURVEY, ABSTRACT 832, SAID ROD BEING 204.25 FEET NORTH 89 DEGREES 44 MINUTES



40 SECONDS EAST OF THE NORTHWEST CORNER OF THE MARY MEDLIN SURVEY, POINT OF BEGINNING ALSO BEING IN THE CENTER LINE OF A PUBLIC ROAD:

THENCE NORTH 89 DEGREES 44 MINUTES 40 SECONDS EAST 400.0 FEET ALONG THE NORTH LINE OF THE MEDLIN SURVEY AND THE CENTER LINE OF A PUBLIC ROAD, TO AN IRON ROD FOR A CORNER;

THENCE SOUTH 482.53 FEET TO AN IRON ROD FOR A CORNER IN THE NORTH BOUNDARY LINE OF THE UNITED STATES OF AMERICA GRAPEVINE RESERVOIR TRACT;

THENCE SOUTH 55 DEGREES 17 MINUTES WEST 440.09 FEET, ALONG THE RESERVOIR TRACT, TO A U. S. A. CONCRETE MONUMENT FOR A CORNER; I

THENCE NORTH 56 DEGREES 46 MINUTES WEST 45.72 FEET ALONG THE RESERVOIR TRACT, TO AN IRON ROD FOR A CORNER;

THENCE NORTH 708.12 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.903 ACRES OF LAND, MORE OR LESS;

SAVE AND EXCEPT: THAT PORTION THEREOF CONVEYED FROM JOHN A. COLEMAN, JR. AND VERTALEE COLEMAN TO TOWN OF TROPHY CLUB, TEXAS, BY INSTRUMENT DATED 3/14/2004, FILED 6/18/2008, RECORDED IN/UNDER CLERK'S FILE NO. 2008-66665, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

**EXHIBIT B  
THE TRAILS  
DEVELOPMENT STANDARDS  
SINGLE FAMILY RESIDENTIAL**

The Trails is a high-quality community located near the entrance of Trophy Club Park.

The intent of the PD Ordinance guidelines is to promote the natural features of the current landscape to create a beautiful and enduring community that upholds and enhances the quality of the surrounding environment. This neighborhood provides a newer product line that is desirable in growing, suburban areas. Enforcement of the design guidelines will ensure the protection of the design intent and will optimize property values.

- I. Purpose:** This lot type is designed to allow single family detached dwellings on lots of not less than six thousand (6,000) square feet, together with the allowed incidental and accessory uses.
  
- II. Permitted Uses:** Land use and structures shall comply with uses permitted for single family residential districts in Chapter 14 of the Town of Trophy Club Zoning Ordinance and in accordance with the following:
  - A) **Accessory Uses:** Accessory uses shall be permitted in accordance with Town of Trophy Club Code of Ordinances, Chapter 14 - Zoning, Division 5. Supplementary District Regulations, Section 14.02.253.
  - B) **Conditional Uses:** Conditional uses may be permitted Town of Trophy Club Code of Ordinances, Chapter 14 - Zoning, Division 6. Conditional and specific uses.
  - C) **Limitation of Uses:** Any use not expressly permitted or allowed by permit herein is prohibited.
  
- III. Development Regulations**
  - A) **Plan Requirements:** No application for a building permit for the construction of a building or structure shall be approved unless a plat, meeting all the requirements of the Town of Trophy Club, has been approved by the Town Council and recorded in the Denton County Plat Record.
  - B) **Area Regulations:** The following minimum standards shall be required as measured from property lines:
    - 1. Lot Size: 6,000 square feet minimum
    - 2. Lot Coverage: 60% maximum
      - a. Swimming pools and spas shall not be included in maximum building coverage.
    - 3. Minimum Floor Area: 1,800 square feet.
    - 4. Front Yard: 15 feet minimum
    - 5. Rear Yard: 20 feet minimum
    - 6. Side Yard: 5 feet minimum

7. Side Yard Adjacent to Street: 10 feet minimum
8. Lot Width: 50 feet minimum
9. Lot Depth: 120 feet minimum
10. Lot Depth: (Knuckle Turn or cul-de-sac lot) 119 feet minimum
11. Garage Setback: 20 feet minimum

**Development Regulations Summary Table**

Min. Lot Square Footage	Typical Dimension	Min. Width	Min. Depth <sup>1</sup>	Setbacks					Min. Dwelling Square Footage
				Front <sup>1</sup>	Side	Front Porch	Side Adjacent to Street	Rear	
6,000	50' x 120'	50'	120'	15'/20'	5'	10'	10'	20'	1,800

<sup>1</sup> Fifteen (15) foot minimum setback for the main façade of home; Twenty (20) Foot setback for the garage. A covered porch can encroach five (5) feet into the front setback.

<sup>2</sup> LOT 11 and LOT 12 BLOCK A have a minimum lot depth of 119.37 feet.

#### **IV. Design Standards:**

##### **A) Design Standards:**

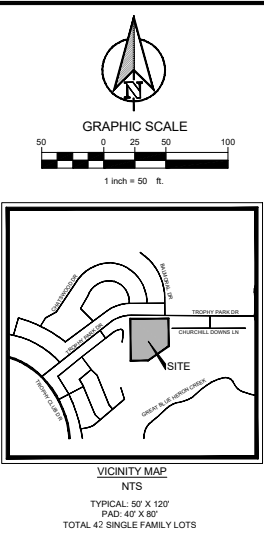
1. Architectural Enhancements: Each single-family dwelling in The Trails must utilize three (3) of the following improvements:
  - a. Salt Finish driveway
  - b. Two carriage / sconce lights on the front of the home
  - c. Garage doors with windows
  - d. Separated garage doors
  - e. Columns
  - f. Bay window
  - g. Cast stone accents
  - h. Covered front porches
  - i. Metal roof accents
  - j. Two types of masonry materials
  - k. Recessed entries
  - l. 8/12 Primary roof pitch or higher
  - m. Transom windows
  - n. Variable roof pitches
  - o. Shutters
  - p. Box windows
  - q. Columns flanking garage doors

- r. Eight (8) foot height front doors
  - s. Dormers
  - t. Decorative Brackets
  - u. Decorative garage door hardware
  - v. Decorative banding or molding
  - w. Decorative overhangs over garages
  - x. Eyebrow soldier course over garage doors
  - y. Herringbone designs
  - z. Cedar accents
2. Height Regulations: No building shall exceed two (2) stories in height, the maximum height of two stories not to exceed forty (40) feet.
3. Elevations: Single family dwelling floor plans shall vary from lot to lot as follows:
- a. The same floor plan with the same elevation shall be separated by a minimum of 4 lots (between them) on the same side of the street, and by a minimum of 2 lots (between them) on the opposite side of the street.
  - b. The same floor plan with a different elevation shall be separated by a minimum of one (1) lot on the same or on the opposite side of the street.
  - c. Single family dwellings constructed shall have a fifty (50) square foot minimum covered front porch.
4. Fences/ Walls/ Retaining Walls:
- a. Retaining walls shall be veneered with masonry to match throughout the community.
  - b. Retaining walls facing Corps of Engineering property will be constructed compression concrete or Veneered with masonry.
  - c. Fences in the subdivision will be cedar with a minimum height of six (6) feet.
  - d. Perimeter Walls and Entry Statement: There will be a six (6) foot masonry wall along Trophy Park Drive. The perimeter wall will incorporate a masonry entry monument sign with landscaping. The entry monument sign will be approximately sixteen (16) feet wide by six (6) feet tall. The wall and entry statement will be owned and maintained by the HOA.
  - e. Side Yard Fencing: Fencing between lots will be cedar slats installed vertically, (not horizontally or diagonally) and a minimum height of six (6) feet.
  - f. Perimeter Fencing Facing Corps of Engineers Property: Perimeter fencing facing Corps of Engineers property will be wrought iron with a minimum height of six (6) feet.
  - g. Perimeter Fencing Adjacent to the Cell Tower shall be a masonry wall with a minimum height of six (6) feet.





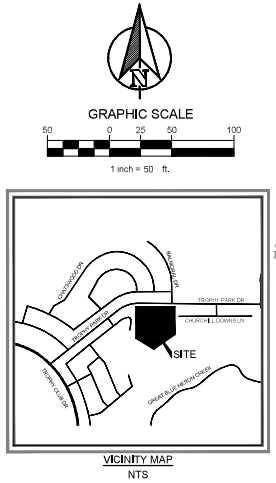
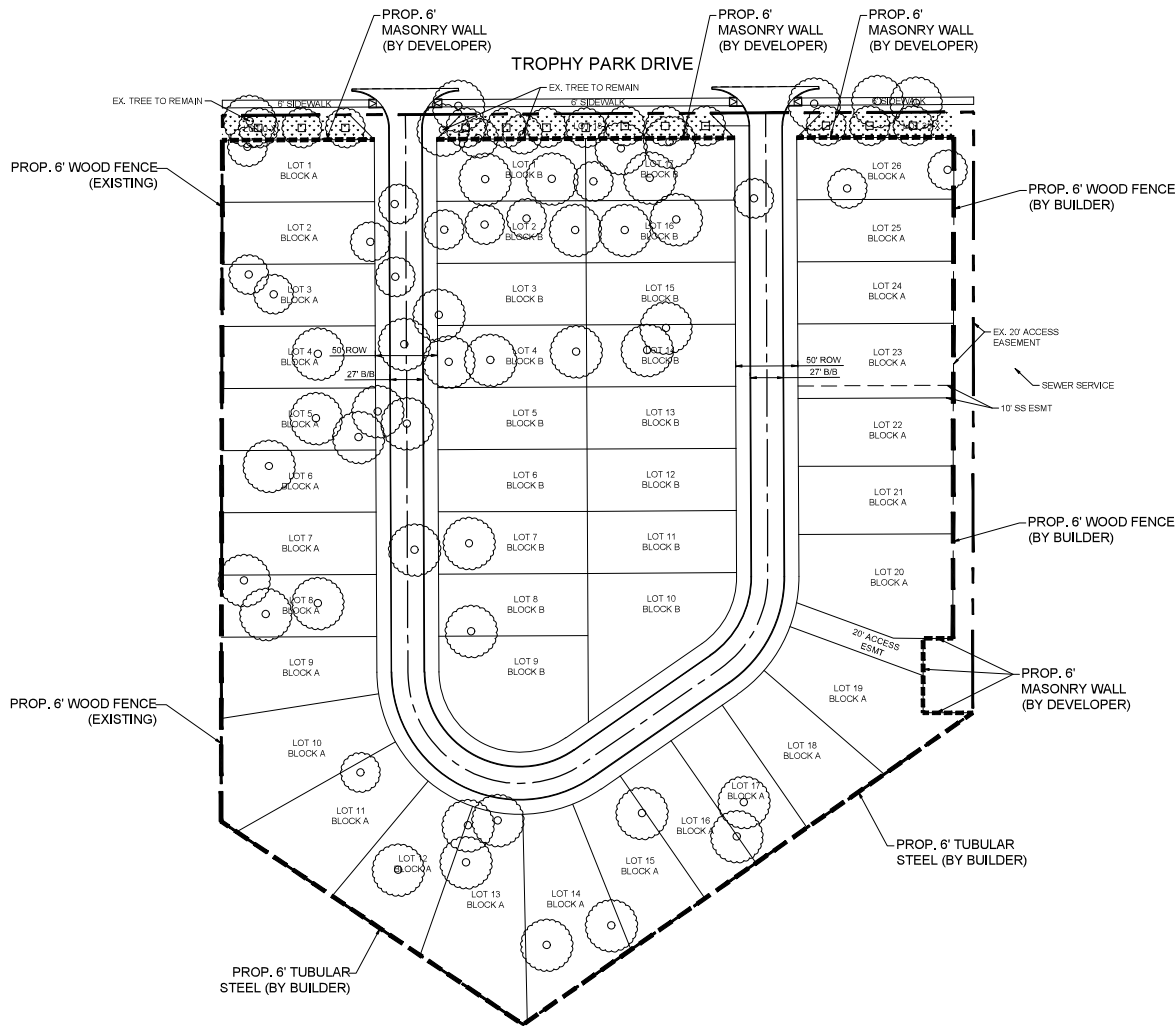
PLOTTED BY: DEW DOWSKY  
 PLOT DATE: 6/10/2020 10:32 AM  
 LOCATION: C:\USERS\UDOWSKY\DESKTOP\SKORBURG TROPHY CLUB\CADD\BASE\XSITE.DWG  
 LAST SAVED: 6/10/2020 10:05 AM



VICINITY MAP  
 NTS  
 TYPICAL: 50' X 120'  
 PAD: 40' X 80'  
 TOTAL 42 SINGLE FAMILY LOTS

Exhibit C  
**THE TRAILS**  
 BLOCK A, LOTS 1 - 18 & LOTS 20 - 26,  
 LOT 0-X, LOT 19-X, & LOT 27-X  
 BLOCK B, LOTS 1-17, LOT 18-X  
 TROPHY CLUB, TEXAS  
 DENTON, COUNTY, TEXAS

<b>SKORBURG RESIDENTIAL TROPHY CLUB, TX</b>	
<b>ZONING CONCEPTUAL SITE PLAN</b>	
DESIGN: CHECKED: DATE: 6/10/2020	ASST: MAN: SHEET: <b>SP-1</b>



**LEGEND**

	PROPERTY LINE
	PROPOSED LOT LINE
	PROPOSED ROADWAY CENTERLINE
	PROPOSED CURB (FACE AND BACK)
	PROPOSED EASEMENT
	PROPOSED ACCESSIBLE RAMP
	PROPOSED LANDSCAPING / GREEN SPACE
	PROPOSED 6' MASONRY WALL
	PROPOSED 6' WOOD FENCE
	PROPOSED 6' TUBULAR STEEL OR WOOD FENCE
	EXISTING TREE
	PROPOSED TREE

NOTES:  
EXISTING TREE LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE IN NATURE AND DO NOT REFLECT ANY PHYSICAL SURVEY. ALL PLANT TYPES AND VEGETATION TYPES TO BE SPECIFIED WITH FINAL LANDSCAPE PLANS.

**Exhibit D**  
**THE TRAILS**  
BLOCK A, LOTS 1 - 18 & LOTS 20 - 26, LOT  
0-X, LOT 19-X, & LOT 27-X BLOCK B, LOTS  
1-17, LOT 18-X TROPHY CLUB, TEXAS  
DENTON, COUNTY, TEXAS

NO.	DATE	REVISIONS

**JONES CARTER**  
Texas Board of Professional Engineers Registration No. F-439  
4000 Westside Plaza Drive, Suite 130 • Fort Worth, Texas 76137 • 817.482.2882

DESIGNED BY: JJP  
CHECKED BY: JMS  
DRAWN BY: JJP

SCALE: AS SHOWN  
DATE: JUNE 2020  
JOB NO.: N/A

**INTERIM REVIEW**  
Not intended for construction, building or permit purposes.  
Engineer: JON M. WOODENLIER, P.E.  
P.E. Serial No.: 84287  
Date: JUNE 2020

**THE TRAILS**

**CONCEPTUAL LANDSCAPE PLAN**

SHEET NO. \_\_\_\_\_

OF \_\_\_\_\_

# REPRESENTATIVE PRODUCT

Product shown in this presentation is representative in nature. This presentation is not meant to serve as an elevations exhibit.











Representative Photo











































## Legislation Details (With Text)

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**File #:** 2020-188-T    **Version:** 1    **Name:**  
**Type:** Agenda Item    **Status:** Regular Session  
**File created:** 6/26/2020    **In control:** Planning & Zoning Commission  
**On agenda:** 7/2/2020    **Final action:**  
**Title:** Consider and take appropriate action regarding the December 5, 2019 Planning & Zoning Commission minutes.  
**Attachments:** [PZMinutes.12.05.19 FINAL.pdf](#)

Date	Ver.	Action By	Action	Result
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Consider and take appropriate action regarding the December 5, 2019 Planning & Zoning Commission minutes.





# Town of Trophy Club

1 Trophy Wood Drive  
Trophy Club, Texas 76262

## Meeting Minutes

### Planning & Zoning Commission

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Thursday, December 5, 2019

7:00 PM

Council Chambers

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#### CALL TO ORDER AND ANNOUNCE A QUORUM

Chairman Beach called the December 5, 2019 Planning & Zoning Commission to order at 7:00 P.M. and announced a quorum.

#### Commissioners Present:

Chairman Beach  
Vice Chairman Rowe  
Commissioner Gibson  
Commissioner Blake  
Commissioner Biggs  
Commissioner Branum  
Commissioner Barbarin

#### Staff and Guests Present:

Lisa Payne	Town Planner
Julie Smestad	Recording Secretary

#### CITIZEN PRESENTATIONS

*Citizens are allowed four (4) minutes to address the Commission regarding an item over which the Commission has policy or oversight authority as provided by Texas law, the ethics order, or other policy order.*

Chairman Beach asked if there were any public requests to speak.

No public requests to speak were submitted.

#### REGULAR SESSION

##### [2019-607-T](#)

##### **Case AP-19-004 (The Knoll, Lot 23R-1, Block 1)**

Consider and take appropriate action regarding a request for an amended plat containing 0.683 acres of land, generally located northwest of the intersection of Heatherstone Court and Greenhill Trail.

Town Planner Payne presented staff report and she was available for questions as was the applicant.

Chairman Beach called for a motion. Vice Chairman Rowe moved to approve as presented, seconded by Commissioner Gibson.

Chairman Beach called for a vote. The motion was approved unanimously 7-0.

**2019-607-T Case SUP-19-003 (Anamia's Tex-Mex Alcohol)**

- a. Conduct a Public Hearing regarding a request made by Anamia's Tex-Mex for a Specific Use Permit for alcoholic beverage sales for on-premises consumption in conjunction with a restaurant use, generally located southeast of Trophy Club Drive and approximately 560 feet north of SH 114.
- b. Discussion and recommendation regarding a request made by Anamia's Tex-Mex for a Specific Use Permit for alcoholic beverage sales for on-premises consumption in conjunction with a restaurant use, generally located southeast of Trophy Club Drive and approximately 560 feet north of SH 114.

Chairman Beach opened the Public Hearing at 7:04 P.M.

Town Planner Payne presented staff report and she was available for questions.

Chairman Beach closed the Public Hearing at 7:07 P.M.

Chairman Beach called for a motion. Vice Chairman Rowe moved to approve as presented, seconded by Commissioner Blake.

Chairman Beach called for a vote. The motion was approved unanimously 7-0.

**2019-609-T Consider and take appropriate action regarding the October 24, 2019 Planning & Zoning Commission minutes.**

Chairman Beach asked for questions or corrections. Chairman Beach asked for one amendment in the first line of the minutes to change an incorrectly shown board meeting date of October 3, 2019 to October 24, 2019.

Commissioner Branum stated that he was abstaining on this vote because he did not attend the October 24, 2019 Planning & Zoning Board Meeting.

Chairman Beach called for a motion. Commissioner Biggs moved to approve as amended, seconded by Commissioner Rowe.

Chairman Beach called for a vote. The motion was approved 6-0 with one abstention.

2019-610-T Receive Town Planner updates on previous cases heard by the Commission and active development in Town.

Town Planner Payne gave staff updates.

## **ADJOURN**

Chairman Beach called for a motion. Commissioner Rowe moved to adjourn the meeting, seconded by Commissioner Blake.

Chairman Beach called for a vote. The motion was approved unanimously 7-0.

The meeting adjourned at 7:12 P.M.

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Chairman Jeffrey Beach  
Planning and Zoning Commission  
Town of Trophy Club, TX

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Julie Smestad, Recording Secretary  
Town of Trophy Club, TX

## Legislation Details (With Text)

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**File #:** 2020-189-T    **Version:** 1    **Name:**  
**Type:** Agenda Item    **Status:** Regular Session  
**File created:** 6/26/2020    **In control:** Planning & Zoning Commission  
**On agenda:** 7/2/2020    **Final action:**  
**Title:** Receive Town Planner updates on previous cases heard by the Commission and active development in Town.

**Attachments:**

Date	Ver.	Action By	Action	Result
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Receive Town Planner updates on previous cases heard by the Commission and active development in Town.